





2

Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, PLANNER II
480-550-6729, AMY.TEMES@GILBERTAZ.GOV 

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV 

MEETING DATE: FEBRUARY 13, 2014

SUBJECT: DR14-03, LITTLE SUNSHINE PLAYHOUSE AND PRESCHOOL
LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA AND
RALEIGH BAY DRIVE

STRATEGIC INITIATIVE:	Economic Development
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Allow for the development of an infill parcel within an existing commercial shopping center.

REQUEST

DR14-03 Little Sunshine Playhouse and Preschool: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials, located at the southeast corner of Val Vista and Raleigh Bay Drives zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay district.

RECOMMENDED MOTION

Request for input and a recommendation to move forward with cd at-risk.

APPLICANT/OWNER

Company: Oakwood Plaza LLC
Name: Preston Amos
Address: 6 Vouga Lane
St. Louis, MO 63131
Phone: 314-600-0235
Email: pamos@ferrisgroup.com

BACKGROUND/DISCUSSION

History

Date	Action
March 28, 1995	Town Council approved Ordinance No. 924 limiting uses for Patterson Landing property R-S zoning within Val Vista Lakes.
August 3, 1999	Town Council approved Patterson Landing Phase II with Ordinance No. 1193.
July 15, 1999	Design Review Board approved Naturally Women Fitness Center, of Patterson Landing Phase II.

Overview

The final vacant site within Patterson Landing is at the southeast corner of Val Vista and Raleigh Bay Drives. The site was limited uses within the R-S zoning district of a previous code. The pre-school use was allowed under the R-S zoning and is allowed under the current Land Development Code (LDC) Shopping Center (SC) zoning district. Ordinance No. 1193 placed development standard restrictions on the property that are noted in the Project Data Table below.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Public Facility/Institutional	Public Facility/Institutional
South	Shopping Center	Shopping Center PAD
East	Residential > 5-8 DU/Acre	Single Family Detached
West	Residential > 3.5-8 DU/Acre	Single Family - 7
Site	Shopping Center	Shopping Center PAD

Project Data Table:

Gross Project Site Acreage	2.281
Building Height	35'/2-story
Building Setback Front	50' per Ordinance No. 1193
Building Setback Side to Street	50' per Ordinance No. 1193
Building Setback Rear to Residential	80' per plat
Front Landscape	50' per plat
Side Landscape	50' per plat
Rear Landscape	30' per Ordinance No. 1193

Existing shared parking agreement for Phase II of Patterson Landing per Ordinance No. 1193.

DISCUSSION

The site plan is consistent with the site plan/building envelop shown in Ordinance No. 1193 and on the master site plan in the Naturally Women Fitness file, DR99-49.

The parking is already constructed and is shared per previously approved plans and shared parking agreement. Twenty-eight parking spaces are required for this use. Fifty parking spaces

currently exist on the site. Fourteen of the parking spaces are being removed to provide for the front entry drop-off. The remaining 36 spaces will exceed the parking requirement.

The perimeter landscape and right-of-way landscape was previously constructed with Naturally Women Fitness. Turf was added in areas that required a landscape buffer or setback. The new development is primarily being constructed within the existing dirt pad, so much of the existing turf is being retained.

The landscape is consistent with the existing landscape palette. The landscape proposed within the play yard is limited for safety reasons.

The grading and drainage is part of an overall approved plan for the commercial center.

The Tudor style of architecture is somewhat whimsical and works well in the Val Vista Lakes environment. The Val Vista Lakes Architectural Review Board has provided staff with a letter of approval.

No new site lighting is being added. The new building proposes down lights under the port-cochere, front entry building lights and lights outside of outdoor exits.

STAFF INPUT

Staff has no outstanding issues with the project as proposed.

REQUESTED DESIGN REVIEW BOARD INPUT

1. Input regarding the site plan or architecture.
2. Recommendation to move forward with cd at-risk submittal.

Respectfully submitted,

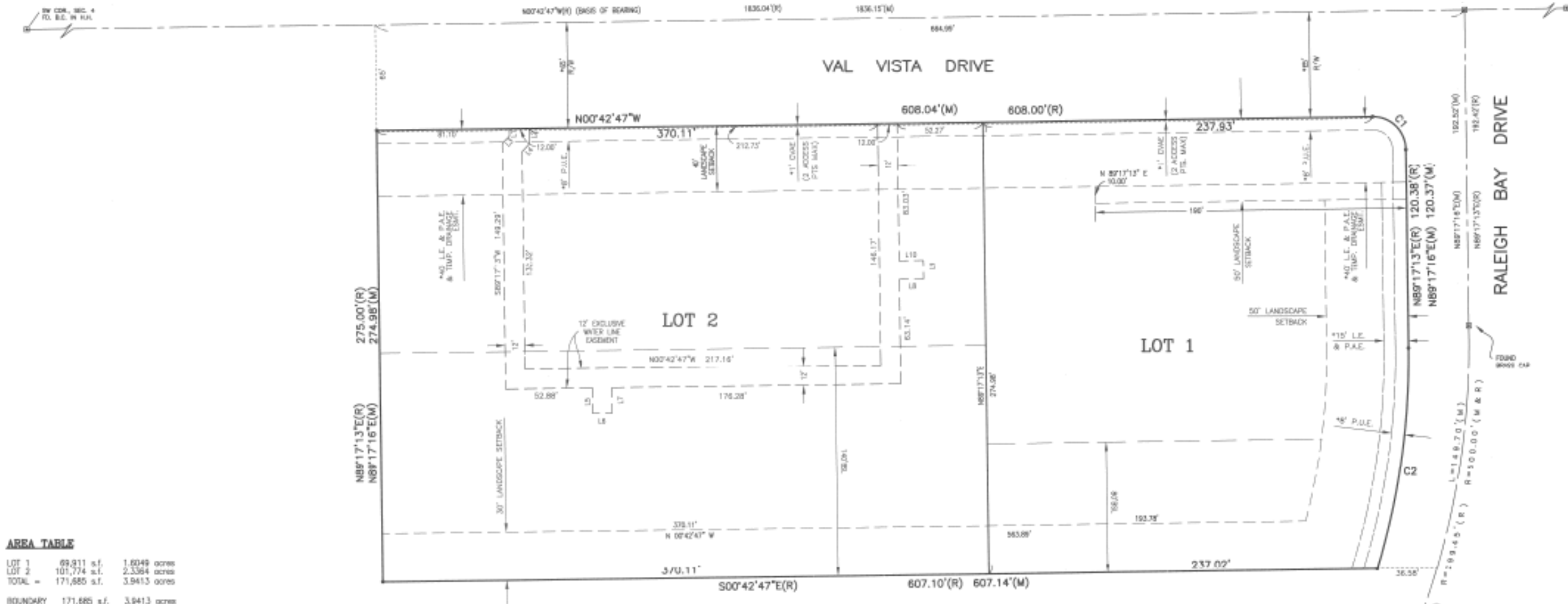
Amy Temes
Planner II

Attachments and Enclosures:

1. Vicinity Map/Aerial Photo
2. Plat Map
3. Ordinance No. 1189 Development Plan
4. Site Plan
5. Landscape
6. Grading and Drainage
7. Elevations/Floor Plans
8. Lighting
9. Colors and Materials

DR14-03: Little Sunshine Preschool
Exhibit 1 - Vicinity Map/Aerial





AREA TABLE

LOT 1	69,811 s.f.	1.6049 acres
LOT 2	101,774 s.f.	2.3384 acres
TOTAL	171,585 s.f.	3.9413 acres
BOUNDARY	171,685 s.f.	3.9413 acres

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.46	N89°17'13"E
L2	8.43	N89°17'13"E
L3	8.36	S45°42'47"W
L4	8.28	S45°42'47"W
L5	15.90	N89°17'13"E
L6	12.00	N00°42'47"W
L7	15.90	S89°17'13"W
L8	14.83	N00°42'47"W
L9	12.00	S89°17'13"W
L10	14.83	N00°42'47"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1(M)	20.00'	31.42'	20.00'	28.28'	S44°17'14"W	90°00'03"
(R)	20.00'	31.42'	20.00'	28.28'	N43°17'09"W	90°00'00"
C2(M)	443.87'	136.77'	66.93'	139.23'	N01°53'17"W	17°38'19"
(R)	444.02'	136.78'				

LEGEND
L.E. INDICATES LANDSCAPE EASEMENT
P.A.E. INDICATES PEDESTRIAN ADDRESS EASEMENT
P.U.E. INDICATES PUBLIC UTILITY EASEMENT

NOTE
* INDICATES EASEMENTS PER VAL VISTA LAKES II- A RECORDED IN BOOK 302, PAGE 47, M.C.R.

BOOK 543 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ALEX HUNT
2000-0727183
09/22/2000 09:26

PREPARED: JULY, 2000
AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
4435 E. HOLMES AVENUE
MESA, ARIZONA 85206
PHONE (480) 830-3700 FAX (480) 830-3903
2 OF 2 JOB NO. 01-2000-096

3. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
4. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
5. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
 - B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
 - C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
6. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
7. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
 - B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
9. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.10. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
 - B. ROUTED UNDER GROUND.
11. ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
12. ALL FREESTANDING LIGHT POLES SHALL:
 - A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS.
 - C. HAVE CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
13. BE LOCATED TO AVOID CONFLICT WITH TREES.13. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25';
14. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDING AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
15. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
16. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESSWAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPPED CONCRETE, BOAMANTIE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
18. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
19. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

THE PREMISES IS LOCATED WITHIN AN SC (SHOPPING CENTER) ZONE ACCORDING TO THE ZONING ORDINANCE OF THE CITY OF GILBERT WEBSITE AT www.gilbertaz.gov/areamaps/pdf/Zoning0710.pdf.

SITE AREA:

GROSS = 99,378.52 SQ. FT., OR 2.281 ACRES
NET = 69,910.36 SQ. FT., OR 1.605 ACRES

<u>SETBACKS</u>	<u>Per ALTA</u>	<u>Per Code</u>	<u>Per Recorded Plat</u>
FRONT	25'	25'	50'
SIDE (STREET)	20'	20'	50'
SIDE (RESIDENTIAL)	75'	30'	30'
SIDE (NONRESIDENTIAL)	15'	15'	N/A
REAR (RESIDENTIAL)	75'	35'	30'
REAR (NONRESIDENTIAL)	15'	15'	N/A

MAXIMUM BUILDING HEIGHT 35' OR 2 STORIES

MAXIMUM SIZE OF USE OR USER 75,000 SQUARE FEET.

COMMERCIAL ACTIVITY OCCURRING WITHIN 50 FEET OF PROPERTY DESIGNATED FOR RESIDENTIAL USE IN THE GENERAL PLAN SHALL BE CONDUCTED WITHIN AN ENCLOSED BUILDING.

LANDSCAPE AREA:

OFF-SITE LANDSCAPING = 7,917 SQ. FT.
ON-SITE LANDSCAPING = 37,417 SQ. FT.
TOTAL LANDSCAPING = 45,334 SQ. FT. OR 65% OF LOT COVERAGE

TOTAL BUILDING AREA = 8,465 SQ. FT.

OPEN SPACE CALCULATIONS:

CODE=15% OF NET AREA - 69,910.36 SQ. FT. x 0.15 = 10,486.55 SQ. FT. (REQUIRED)
PROVIDED=49% NET AREA - 69,910.36 SQ. FT. X 0.49 = 34,256.08 SQ. FT. (PROVIDED)

PARKING SPACE CALCULATIONS:

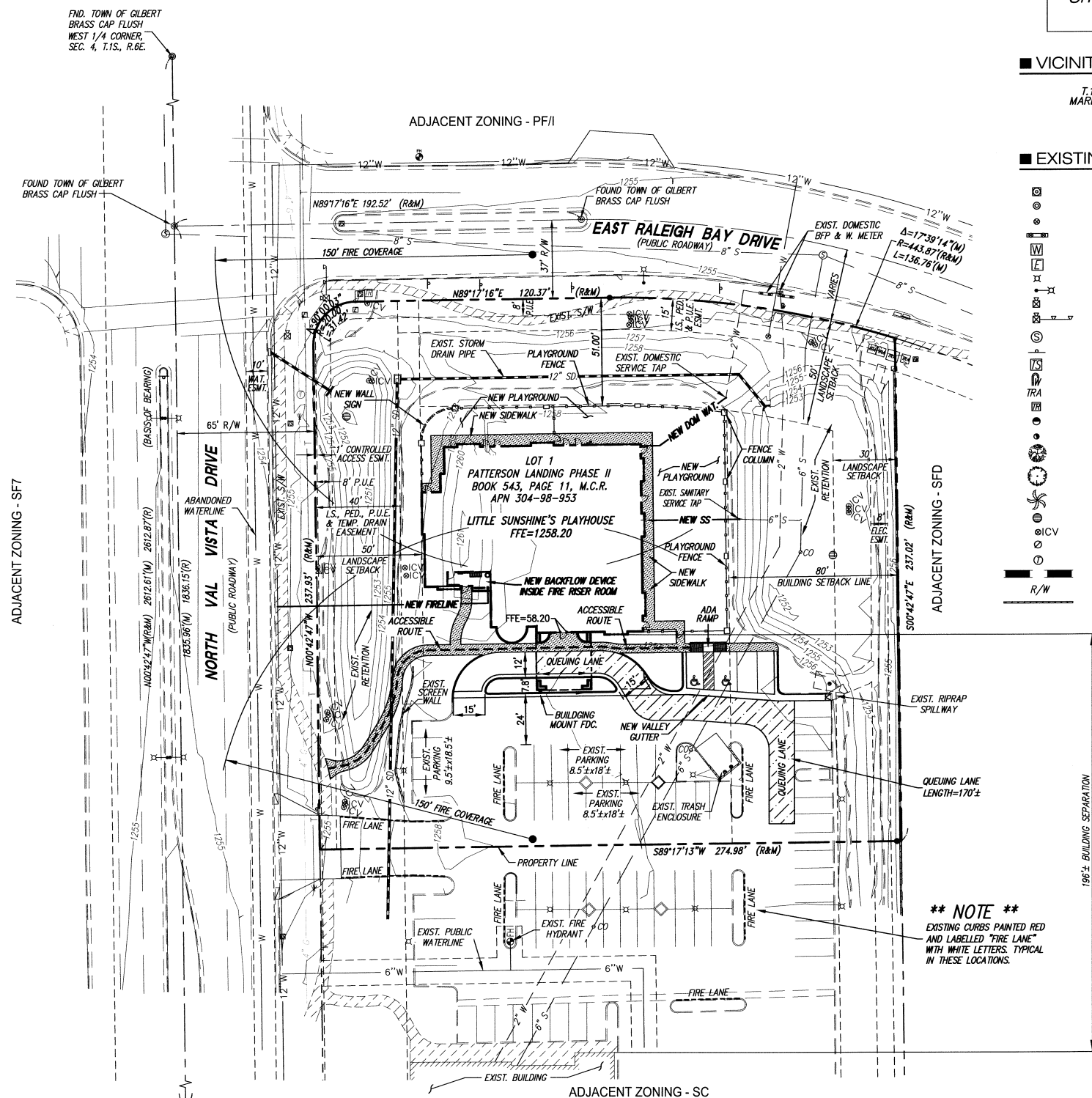
CODE=1 SPACE PER EVERY 300 SQ. FT. OF BUILDING SQ. FT. - BUILDING = 8,465 SQ. FT.
8,465 SQ. FT. / 300 = 28 SPACES (REQUIRED)
34 SPACES AND 2 ACCESSIBLE SPACES (PROVIDED)

BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 4.
ELEVATION = 1259.50 FEET (CITY OF GILBERT DATUM)

LOT 1 OF , PATTERSON LANDING PHASE II, ACCORDING
TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 543 OF MAPS, PAGE 11.

1. THIS PROJECT IS BEING IMPROVED ON THE LAST PAD OF A PREVIOUSLY APPROVED SITE PLAN. NO. 01-1999-023, NATURALLY WOMEN FITNESS CENTER.
2. THE DRAINAGE DESIGN OF THE PREVIOUSLY APPROVED SITE PLAN AND PROJECT IS CURRENTLY DEPICTED AS THE EXISTING CONDITIONS FOR THIS PROJECT. THE STORM WATER STORAGE AND DRAINAGE DESIGN ASSUMED COMPLETION OF THIS PROJECT. THE EXISTING RETENTION BASINS AND STORAGE VOLUMES WERE SIZED ACCORDINGLY TO ACCOMMODATE THIS PROJECT.
3. THE EXISTING UTILITY STUDS SHOWN ON THIS SITE PLAN WERE ALSO PROVIDED AND AS-BUILT PER THE PREVIOUS SITE PLAN AND PROJECT.

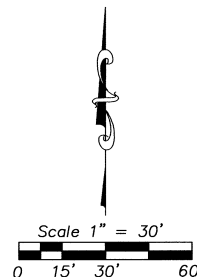
1059 North Val Vista Drive
Gilbert, Arizona



**** NOTE ****
EXISTING CURBS PAINTED RED
- AND LABELLED "FIRE LANE"
WITH WHITE LETTERS. TYPICAL
IN THESE LOCATIONS.



EXPIRES 6-30-2015



EEC
Engineering and Environmental Consultants, Inc.
7740 N. 16TH STREET, SUITE 135
PHOENIX, ARIZONA 85020
PHONE: (602) 248-7702
FAX: (602) 248-7851

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Exhibit 4 - Site I

VAL VISTA DRIVE

4

E. RALEIGH BLVD DR.

SITE


























GUADALUPE ROAD

GREENFELL

■ VICINITY MAP

N.T.

■ EXISTING FEATURES LEGEND

- | | |
|---|-----------------------------|
|  | BRASS CAP IN HANDHOLE |
|  | BRASS CAP FLUSH |
|  | WATER VALVE |
|  | WATER BACKFLOW PREVENTER |
|  | WATER METER |
|  | ELECTRIC JUNCTION BOX |
|  | LIGHT POLE |
|  | STREET LIGHT |
|  | TRAFFIC SIGNAL |
|  | TRAFFIC SIGNAL W/ MAST ARM |
|  | SEWER MANHOLE |
|  | SIGN |
|  | TRAFFIC SIGNAL JUNCTION BOX |
|  | WATER RISER |
| TRA | ELECTRIC TRANSFORMER |
|  | TELEPHONE RISER |
|  | BOLLARD |
|  | CONDUIT |
|  | TREE |
|  | PINE TREE |
|  | PALM TREE |
|  | DRYWELL |
| ICV | IRRIGATION CONTROL VALVE |
|  | SEWER CLEANOUT |
|  | TELEPHONE MANHOLE |
|  | STORM DRAIN LINE |
| R/W | RIGHT OF WAY |
|  | WALL |

LITTLE SUNSHINE'S PLAYHOUSE

1059 NORTH VAL VISTA DRIVE
GILBERT, ARIZONA

THE FERRIS GROUP	DEV
TRJ ARCHITECTS	ART
EEC, INC.	CIVIL EN
AEDIFICA CASE ENGINEERING	STRUCTURAL EN
AEDIFICA CASE ENGINEERING	MECHANICAL EN
AEDIFICA CASE ENGINEERING	ELECTRICAL EN
AEDIFICA CASE ENGINEERING	PLUMBING EN



TRJ ARCHITECTS
8012 Woodstock Road
St. Louis, Missouri 63116
(314) 353-5500
www.trjarchitects.com

REVISIONS

ADDRESSED PRE-APP COMMENTS 12-2013

DWG. BY

PROJECT NO. 13-010

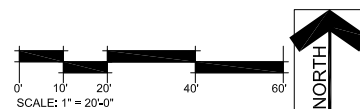
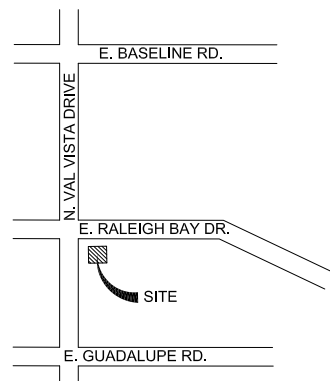
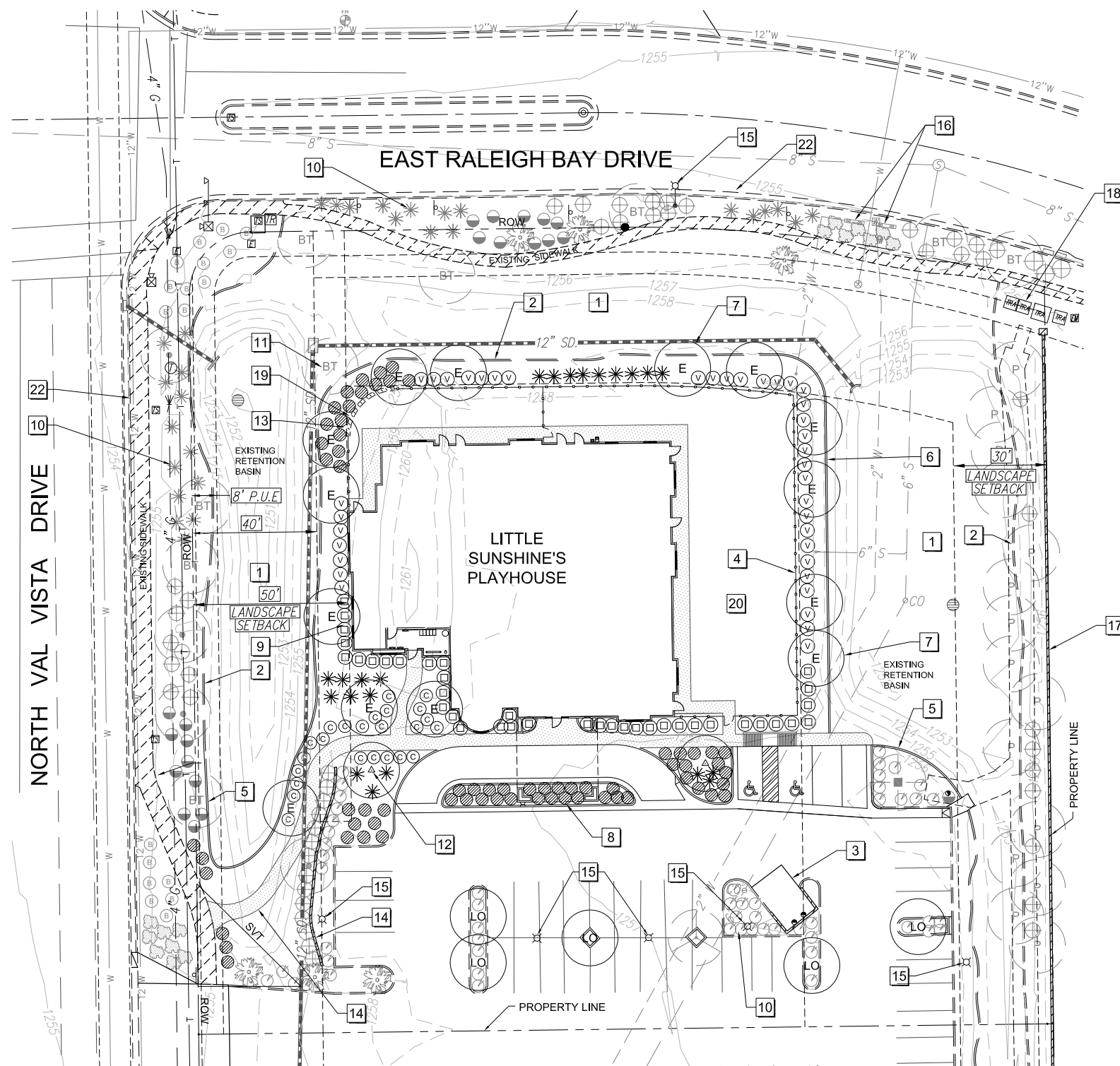
SHEET NO. _____

SP-1

CONCLUSION

SP-1

DR14-03: Little Sunshine Preschool Exhibit 5 - Landscape Plan



LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	QUERCUS VIRGINIANA	LIVE OAK	24" BOX 5
	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX 14
	BAUHINIA VARIEGATA	ORCHID TREE	36" BOX 2
EXISTING TREES			
	PINUS HALEPENSIS	ALEPPO PINE	EXISTING
	BRACHYCHITON POPULNEUS	BOTTLE TREE	EXISTING
	LYSILOMA WATSONII	FEATHER BUSH TREE	EXISTING
	ACACIA FARNESIANA	SWEET ACACIA	EXISTING
	WASHINGTONIA ROBUSTA	FAN PALM	EXISTING
ACCENTS			
	HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON 22
SHRUBS			
	CREMOPHYLLA MACULATA "VALENTINE"	VALENTINE BUSH	5 GALLON 38
	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	5 GALLON 38
GROUNDCOVERS			
	LANTANA MONTIVIDENSIS	GOLD MOUND LANTANA	1 GALLON 67
	CONVOLVULUS MAINTANENS	GOLD MORNING GLORY	1 GALLON 24
EXISTING SHRUBS			
	LEUCOPHYLLUM FRUTESCENS	RIO BRAVO TEXAS SAGE	EXISTING
	NERLUO OLEANDER "PETITE PINK"	DWARF OLEANDER	EXISTING
	HESPERALOE PARVIFLORA	RED YUCCA	EXISTING
	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	EXISTING
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	EXISTING
EXISTING GROUNDCOVERS			
	LANTANA CAMARA	YELLOW LANTANA	EXISTING
	GRANITE GROUNDCOVER:	MATCH EXISTING COLOR AND SIDE	6,700 SQ. FT.
	NEW 6" X 6" CONCRETE HEADER		517 LF.
	EXISTING 6" X 6" CONCRETE HEADER		

KEY NOTES

- | | | | |
|----|---|----|--|
| 1 | EXISTING TURF TO REMAIN | 12 | FLOWERING ACENT TREE ON BOTH SIDES OF ENTRY |
| 2 | EXISTING CONCRETE HEADER TO REMAIN | 13 | FLOWERING GROUNDCOVER AT SIGN WALL |
| 3 | EXISTING TRASH ENCLOSURE | 14 | EXISTING SCREEN WALL |
| 4 | NEW DECORATIVE FENCE | 15 | EXISTING LIGHT POLE |
| 5 | NEW HEADER | 16 | EXISTING BACKFLOW PREVENTERS |
| 6 | NEW HEADER TO ALLOW FOR 8" WIDE PLANTER | 17 | EXISTING 6" BLOCK WALL |
| 7 | DECIDUOUS ELM TREES TO SHADE PLAY AREA | 18 | EXISTING TRANSFORMERS |
| 8 | FLOWERING GROUNDCOVER AT ENTRY | 19 | NEW SIGN WALL, REFER TO ARCHITECTURAL PLANS. |
| 9 | EVERGREEN FOUNDATION PLANTING | 20 | PLAY EQUIPMENT, REFER ARCHITECTURAL PLANS. |
| 10 | EXISTING PLANT MATERIALS SHOWN FOR REFERENCE ONLY | 21 | NEW SIDEWALK |
| 11 | REMOVE EXISTING BOTTLE TREE | 22 | EXISTING SIDEWALK |

PROJECT DATA TABLE:

OFF-SITE LANDSCAPE:	7,917 SQ. FT.
EXISTING ON-SITE LANDSCAPE:	30,717 SQ. FT.
NEW ON-SITE LANDSCAPE:	6,700 SQ. FT.
<hr/> TOTAL LANDSCAPE:	<hr/> 45,334 SQ. FT.



the design element, pllc
2211 east highland avenue
suite 120
phoenix, arizona 85016
ph 602.244.1970
fax 602.244.1971
www.thedesignelementllc.com

LITTLE SUNSHINE'S PLAYHOUSE
1059 NORTH VAL VISTA DRIVE
GILBERT, ARIZONA

Architects of the Possible®

TRJ ARCHITECTS
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-396-8750
F: 314-396-8751
www.trjarchitects.com

DATE: 08-2013

REVISIONS

ADDRESSED PRE-APP COMMENTS 12-2013

DWG. BY

PROJECT NO. 13-010

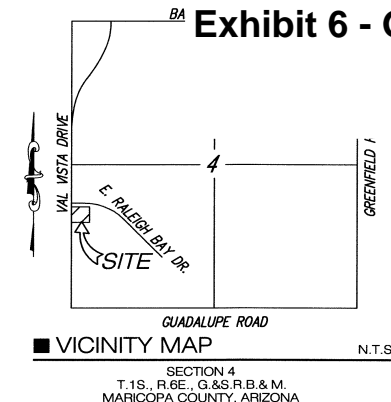
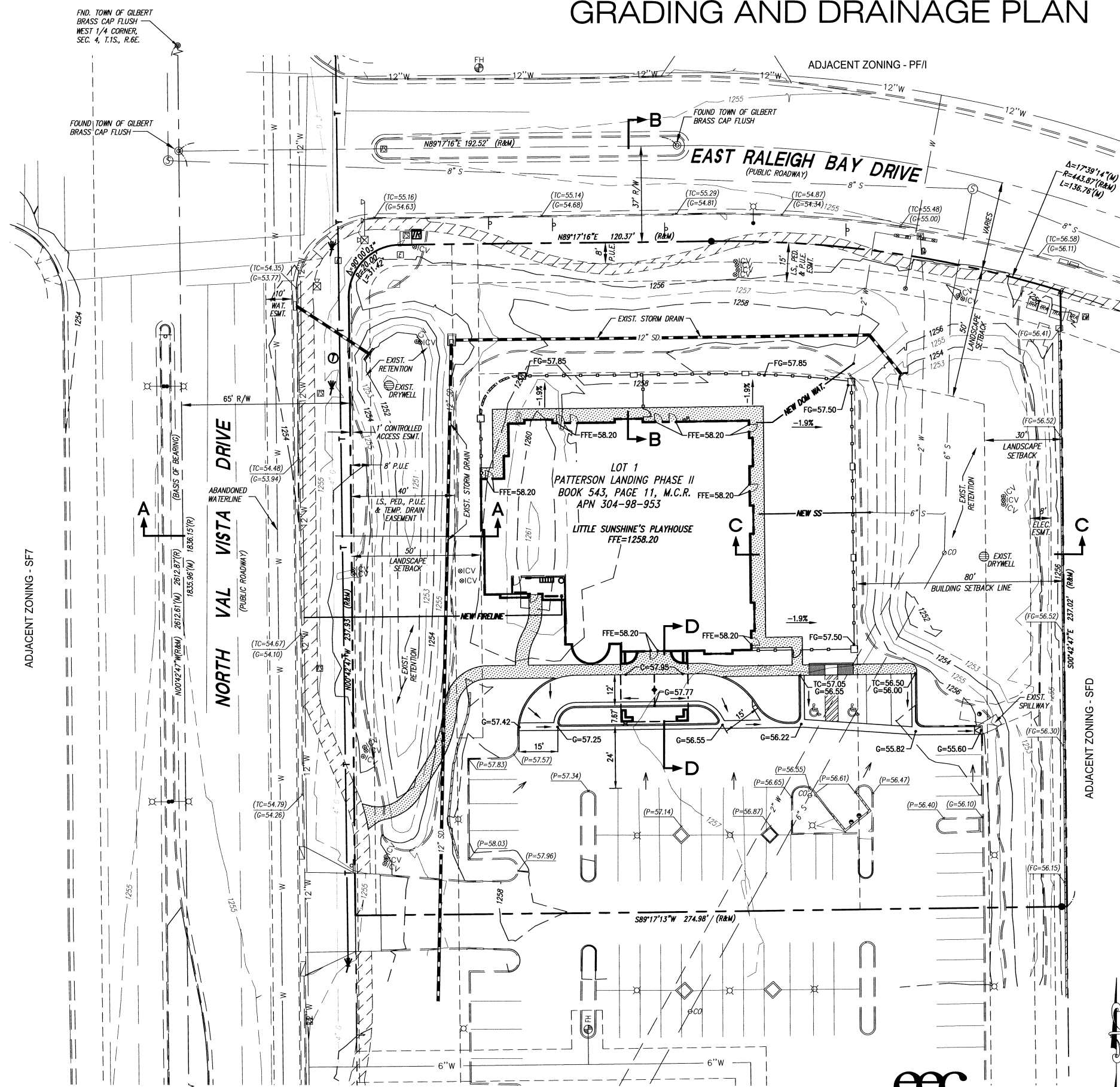
SHEET NO. PRELIMINARY

LANDSCAPE PLAN

L 102

L103

PRELIMINARY GRADING AND DRAINAGE PLAN



PARCEL AREA

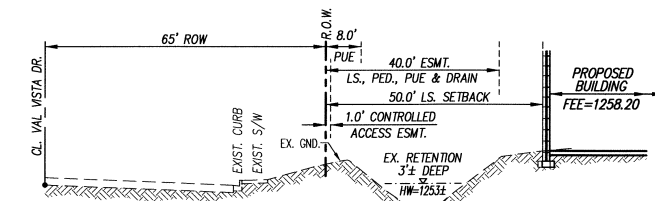
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SITE NOTES

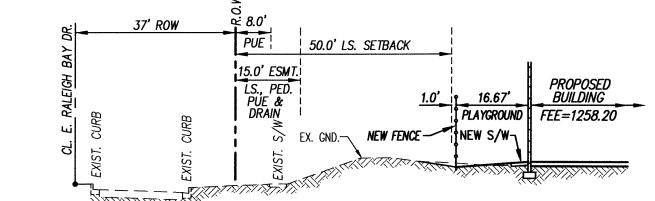
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3. THE EXISTING UTILITY STUBS SHOWN ON THIS SITE PLAN WERE ALSO PROVIDED AND AS-BUILT PER THE PREVIOUS SITE PLAN AND PROJECT.

LEGEND

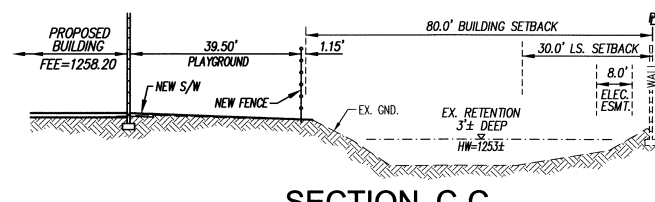
- G=1168.56 NEW GUTTER ELEVATION
- C=1168.56 NEW CONCRETE ELEVATION
- P=1168.56 NEW PAVEMENT ELEVATION
- TC=1168.80 NEW TOP OF CURB ELEVATION
- FG=1168.80 NEW FINISHED GRADE ELEVATION
- NEW SURFACE FLOW SLOPE ARROW
- NEW CURB AND GUTTER
- NEW GRADE BREAK
- EXISTING DIRECTIONAL FLOW ARROW
- EXISTING INTERMEDIATE CONTOUR LINE
- EXISTING INDEX CONTOUR LINE
- EXISTING CONCRETE ELEVATION
- EXISTING PAVEMENT ELEVATION
- EXISTING TOP OF CURB ELEVATION
- EXISTING GUTTER ELEVATION
- EXISTING SIDEWALK ELEVATION



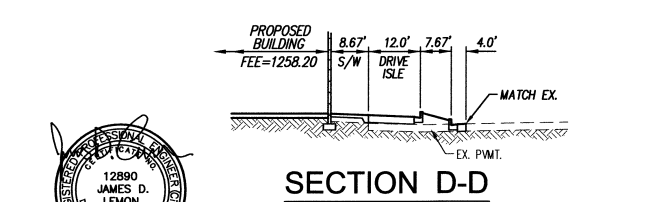
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

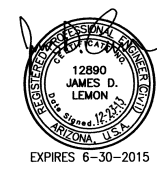
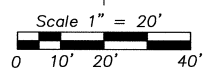


SECTION D-D
NOT TO SCALE

LITTLE SUNSHINE'S PLAYHOUSE
1059 NORTH VAL VISTA DRIVE
GILBERT, ARIZONA

DEVELOPER	THE FERRIS GROUP
ARCHITECT	TRJ ARCHITECTS
CIVIL ENGINEER	EEC, INC.
STRUCTURAL ENGINEER	AEDIFICA CASE ENGINEERING
MECHANICAL ENGINEER	AEDIFICA CASE ENGINEERING
ELECTRICAL ENGINEER	AEDIFICA CASE ENGINEERING
PLUMBING ENGINEER	AEDIFICA CASE ENGINEERING

eec
Engineering and Environmental Consultants, Inc.
7740 N. 16TH STREET, SUITE 135
PHOENIX, ARIZONA 85020
PHONE: (602) 248-7702
FAX: (602) 248-7061



EXPIRES 6-30-2015

Two working days before you die,
CALL FOR THE BLUE STARS
802-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DATE:	08-2013
REVISIONS	
ADDRESSED PRE-APP COMMENTS	12-2013
DWG. BY	
PROJECT NO.	13-010
SHEET NO.	

GD-1

DR14-03: Little Sunshine Preschool
Exhibit 7 - Elevations/Floor Plan



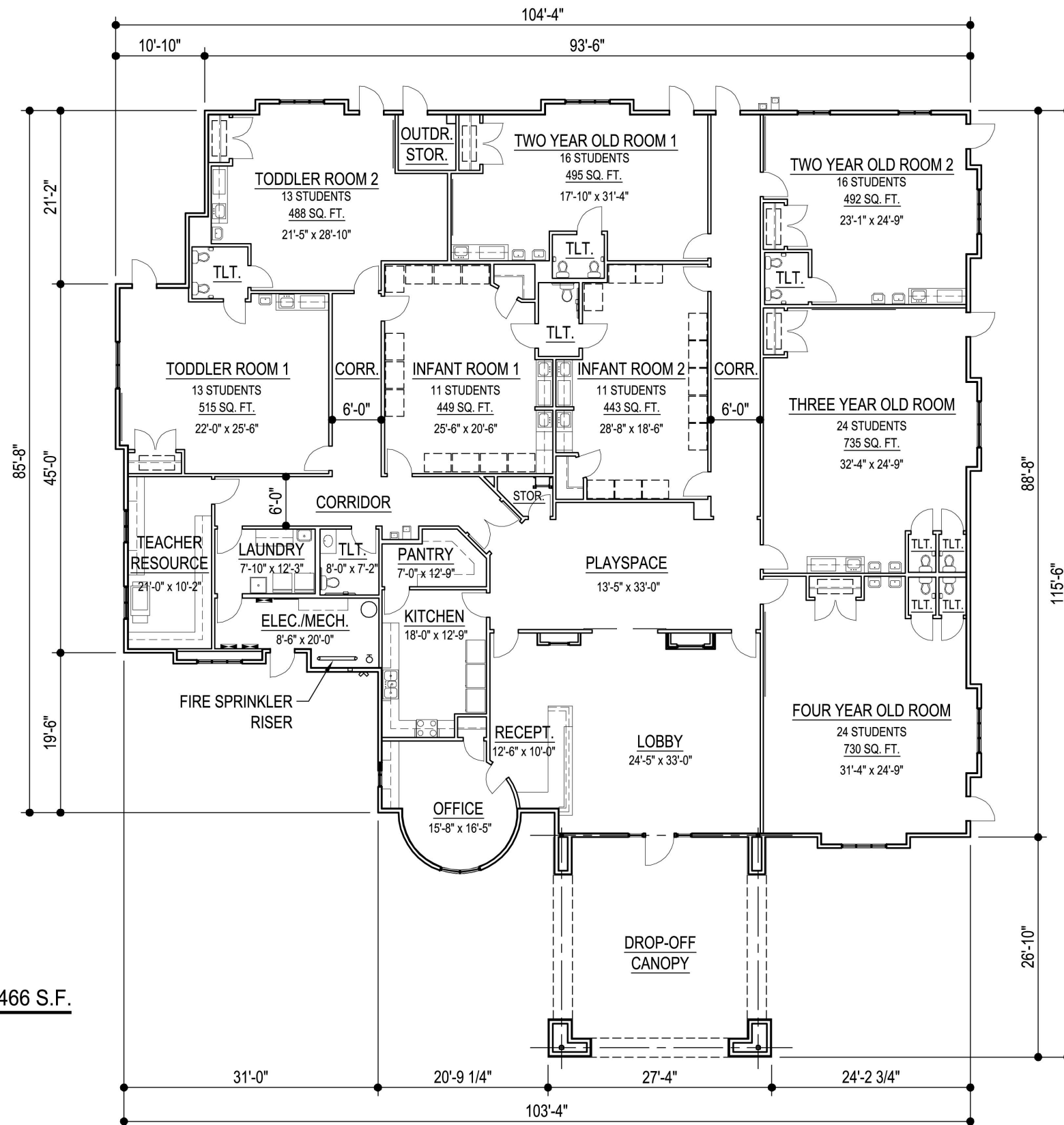
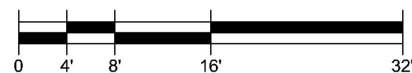
EXTERIOR MATERIAL LIST		
CODE	MATERIAL	TYPE / COLOR
AL-1	METAL COPING	PRE-FINISHED ALUM. COPING, COLOR: T.B.D.
AL-2	GUTTER/DOWNSPOUT	PRE-FINISHED ALUM. COPING, COLOR: TO MATCH (PT-1)
CP-1	CHIMNEY POT	JACK ARNOLD PRODUCTS, TYPE: QUEEN EC-O-2039-1
CP-2	CHIMNEY POT	JACK ARNOLD PRODUCTS, TYPE: PAWN EC-O-1924-1
EIFS-1	EIFS	DRYVIT, COLOR: #449 BUCKSKIN, FREESTYLE FINISH
F-1	FINIAL	JACK ARNOLD PRODUCTS, 4" FINIAL FN35004 (10"x48"), FINISH: REGULAR COPPER
F-2	FINIAL	COPPPER STORK WEATHERVANE FROM THE WEATHERVANE FACTOR
L-1	LIGHT FIXTURE	SEE ELECTRICAL DRAWINGS
L-2	LIGHT FIXTURE	SEE ELECTRICAL DRAWINGS
L-3	LIGHT FIXTURE	SEE ELECTRICAL DRAWINGS
M-1	6" H. CAST STONE	T.B.D.
PT-1	PAINT	SHERWIN WILLIAMS, SW #6083 'SABLE'
PT-2	PAINT - ENTRY DOOR	VALSPAR WV-39016 'TIBETAN RED'
R-1	FAUX SLATE TILE	BRAVA TILE, COLOR: T.B.D.
ST-1	STONE VENEER	ELDORADO STONE, PROFILE: ROUGH CUT, COLOR: VINEYARD TRAIL
ST-2	4" H. STONE ACCENT	ELDORADO STONE, WAINSCOT SILL TEXTURE: CHISELED EDGE, COLOR: BUCKSKIN
ST-3	8" H. STONE ACCENT	ELDORADO STONE, ASHLAR CUT HEAD STONE TEXTURE: CHISELED EDGE, COLOR: BUCKSKIN
T-1	ACCENT TRIM	1x6 EXTERIOR GRADE WOOD TRIM, PAINTED: (PT-1)
T-2	ACCENT TRIM	1x4 EXTERIOR GRADE WOOD TRIM, PAINTED: (PT-1)
U-1	UTILITY LIGHT BOX	MANF: ELDORADO STONE, TEXTURE: SMOOTH, COLOR: BUCKSKIN
V-1	ALUM. TOMBSTONE DORMER ROOF VENT	12"W x 36"T KYMAR PRE-FIN. ALUM. DORMER AND ROOF VENT (TOMBSTONE SHAPE) COLOR: TO BE SELECTED BY ARCHITECT





PRELIMINARY FLOOR PLAN - 8,466 S.F.

SCALE: 1/16" = 1'-0"



LITTLE SUNSHINE'S PLAYHOUSE

GILBERT
13-058

ARIZONA
10.10.13

Exhibit 8 -

CASE

DATE SIGNED

ARIZONA, USA

Exp. 09/30/2010

11/2/14

LITTLE SUNSHINE'S PLAYHOUSE
SOUTHEAST CORNER of
VAL VISTA DRIVE and RALEIGH BAY DRIVE
GILBERT, ARIZONA 85234

Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
PL1	10	GREENBRIAR	GBM-5-150-HPS-CT	MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP- TYPE III DISTRIBUTION	150W HPS	1	15000	1	175
H	4	COOPER LIGHTING - PORTFOLIO	C7042-1E-7450LI	HALO 7"DIA RECESSED DOWNLIGHT SPECULAR LOW IRRIDESCENT REFLECTOR LAMP TIP 3-1/16" FROM OPENING	42W TTT 42 WATTS 8200 LUMENS TRIPLE TWIN TUBE COMPACT FLUORESCENT	1	3200	1	46
L2	10	KICHLER	9033	CAST ALUMINUM HOUSING, TRANSLUCENT WHITE GLASS CHIMNEY SURROUNDING LAMP, CLEAR ACRYLIC ENCLOSURE	ONE 75W INCANDESCENT	1	1200	1	75
L3	3	KICHLER	9034	CAST ALUMINUM HOUSING, TRANSLUCENT WHITE GLASS CHIMNEY SURROUNDING LAMP, CLEAR ACRYLIC ENCLOSURE	THREE 60W INCANDESCENT	3	900	1	180

CP-1 Chimney Pot – Jack Arnold Products, Type Queen EC-O-2039-1	CP-2 Chimney Pot – Jack Arnold Products, Type Pawn EC-O-1924-1	EIFS-1 EIFS – Dryvit, Color: #449 Buckskin, Freestyle Finish	F-1 Finial – Jack Arnold Products, 4’ Finial FN35004 (10” x 48”), Finish: Regular Copper
F-2 Finial – Copper Stork Weathervane From The Weathervane Factory	PT-1 Paint – Sherwin Williams, SW #6083 ‘Sable’	PT-2 Paint – Entry Door – Valspar WV-39016 ‘Tibetan Red’	R-1 Faux Slate Tile – Brava Tile, Color: TBD
ST-1 Stone Veneer – Eldorado Stone, Profile: Rough Cut, Color: Vineyard Trail	ST-2 4” H. Stone Accent – Eldorado Stone, Wainscot Sill, Texture: Chiseled Edge, Color: Buckskin / ST-3 8” H. Stone Accent – Eldorado Stone, Ashlar Head Stone, Texture: Chiseled Edge, Color: Buckskin	U-1 Utility Light Box – MANF: Eldorado Stone, Texture: Smooth, Color: Buckskin	V-1 Alum. Tombstone Dormer Roof Vent – 12”W x 36”T KYNAR Pre-Fin. Alum. Dormer and Roof Vent (Tombstone Shape), Color, TO be Selected by Architect